

PDD-H Rezoning Request
105.83 Acres
J.W. Scott League Survey, A-49
College Station, Brazos County, Texas

The purpose and intent of this Planned Development District is a high density residential community with amenities that provide for an enhanced quality of life. This development is intended to comply with the Comprehensive Plan, 30/60 Area, of the City of College Station.

The land use for this development is high density residential with 2-unit attached dwellings on individual lots. Each dwelling unit will be required to have a 2-car garage, and the front building setback distance will be limited to a minimum of 20 feet and a maximum of 25 feet. Additional land uses include a neighborhood park, open space, and landscaped areas, which may be located to preserve existing vegetation. These areas will be approximately 4 times greater than the City of College Station parkland dedication requirements. Additional amenities will include a decorative street entrance to the subdivision with a water feature on either side of the entrance, as well as extensive landscaping to create a screen along State Highway 30. Other restrictions will be devised to restrict building materials, parking, and architectural standards with a Home Owners' Association as an enforcement mechanism.

A target market has been established to include single parents, young professionals, first-time home buyers, and retirees.